

**SNAPSHOT of HOME Program Performance--As of 12/31/09**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping\*:

PJ Since (FY):

| Category   | PJ       | State Average | State Rank        | Nat'l Average | Nat'l Ranking (Percentile):* |         |         |
|--|----------|---------------|-------------------|---------------|------------------------------|---------|---------|
|  |          |               |                   |               | Group                        | B       | Overall |
| <b>Program Progress:</b>   |          |               | PJs in State: 22  |               |                              |         |         |
| % of Funds Committed   | 97.66 %  | 97.73 %       | 12                | 96.45 %       | 63                           | 60      |         |
| % of Funds Disbursed   | 95.68 %  | 91.92 %       | 7                 | 87.93 %       | 87                           | 84      |         |
| Leveraging Ratio for Rental Activities                           | 2.85     | 6.2           | 16                | 4.73          | 30                           | 35      |         |
| % of Completed Rental Disbursements to All Rental Commitments*** | 86.35 %  | 88.61 %       | 18                | 83.38 %       | 28                           | 27      |         |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | 88.04 %  | 79.22 %       | 8                 | 70.15 %       | 87                           | 83      |         |
| <b>Low-Income Benefit:</b>                                       |          |               |                   |               |                              |         |         |
| % of 0-50% AMI Renters to All Renters                            | 76.29 %  | 82.16 %       | 19                | 80.67 %       | 26                           | 28      |         |
| % of 0-30% AMI Renters to All Renters***                         | 37.99 %  | 49.11 %       | 18                | 45.30 %       | 36                           | 35      |         |
| <b>Lease-Up:</b>   |          |               |                   |               |                              |         |         |
| % of Occupied Rental Units to All Completed Rental Units***      | 90.27 %  | 94.23 %       | 18                | 95.32 %       | 15                           | 16      |         |
| <b>Overall Ranking:</b>  |          |               | In State: 17 / 22 | Nationally:   | 48                           | 49      |         |
| <b>HOME Cost Per Unit and Number of Completed Units:</b>         |          |               |                   |               |                              |         |         |
| Rental Unit  | \$27,086 | \$14,545      |                   | \$26,635      | 329 Units                    | 38.70 % |         |
| Homebuyer Unit   | \$26,371 | \$11,441      |                   | \$14,938      | 64 Units                     | 7.50 %  |         |
| Homeowner-Rehab Unit   | \$24,475 | \$18,927      |                   | \$20,675      | 254 Units                    | 29.80 % |         |
| TBRA Unit  | \$3,361  | \$4,002       |                   | \$3,216       | 204 Units                    | 24.00 % |         |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montgomery County OH

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|                    | Rental   | Homebuyer | Homeowner |
|--------------------|----------|-----------|-----------|
| <b>PJ:</b>         | \$35,562 | \$80,619  | \$24,228  |
| <b>State:*</b>     | \$77,350 | \$83,073  | \$21,334  |
| <b>National:**</b> | \$95,185 | \$74,993  | \$23,434  |

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.0 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 0.91

|  | Rental %   | Homebuyer %  | Homeowner %  | TBRA %  |  | Rental %   | Homebuyer %  | Homeowner %  | TBRA %  |
|--|--|--|--|---|--|--|--|--|---|
| <b>RACE:</b>                             |  |  |  |   | <b>HOUSEHOLD TYPE:</b>   |  |  |  |   |
| White:                                   | <span style="border: 1px solid black; padding: 2px;">47.8</span> | <span style="border: 1px solid black; padding: 2px;">54.2</span> | <span style="border: 1px solid black; padding: 2px;">65.7</span> | <span style="border: 1px solid black; padding: 2px;">33.3</span>  | Single/Non-Elderly:  | <span style="border: 1px solid black; padding: 2px;">35.7</span> | <span style="border: 1px solid black; padding: 2px;">20.3</span>             | <span style="border: 1px solid black; padding: 2px;">23.5</span> | <span style="border: 1px solid black; padding: 2px;">100.0</span> |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">50.8</span> | <span style="border: 1px solid black; padding: 2px;">44.1</span> | <span style="border: 1px solid black; padding: 2px;">33.5</span> | <span style="border: 1px solid black; padding: 2px;">66.7</span>  | Elderly:   | <span style="border: 1px solid black; padding: 2px;">18.2</span> | <span style="border: 1px solid black; padding: 2px;">5.1</span>              | <span style="border: 1px solid black; padding: 2px;">27.9</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | Related/Single Parent:   | <span style="border: 1px solid black; padding: 2px;">37.4</span> | <span style="border: 1px solid black; padding: 2px;">37.3</span>             | <span style="border: 1px solid black; padding: 2px;">25.1</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | Related/Two Parent:  | <span style="border: 1px solid black; padding: 2px;">5.1</span>  | <span style="border: 1px solid black; padding: 2px;">28.8</span>             | <span style="border: 1px solid black; padding: 2px;">18.7</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | Other:   | <span style="border: 1px solid black; padding: 2px;">3.0</span>  | <span style="border: 1px solid black; padding: 2px;">8.5</span>              | <span style="border: 1px solid black; padding: 2px;">4.8</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |  |  |  |  |   |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |  |  |  |  |   |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |  |  |  |  |   |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |  |  |  |  |   |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">0.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |  |  |  |  |   |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">0.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |  |  |  |  |   |
| <b>ETHNICITY:</b>                        |  |  |  |   |  |  |  |  |   |
| Hispanic                                 | <span style="border: 1px solid black; padding: 2px;">0.7</span>  | <span style="border: 1px solid black; padding: 2px;">1.7</span>  | <span style="border: 1px solid black; padding: 2px;">0.8</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |  |  |  |  |   |
| <b>HOUSEHOLD SIZE:</b>                   |  |  |  |   | <b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>                               |  |  |  |   |
| 1 Person:                                | <span style="border: 1px solid black; padding: 2px;">49.5</span> | <span style="border: 1px solid black; padding: 2px;">16.9</span> | <span style="border: 1px solid black; padding: 2px;">37.1</span> | <span style="border: 1px solid black; padding: 2px;">100.0</span> | Section 8:   | <span style="border: 1px solid black; padding: 2px;">20.5</span> | <span style="border: 1px solid black; padding: 2px;">6.8</span> <sup>#</sup> |  |   |
| 2 Persons:                               | <span style="border: 1px solid black; padding: 2px;">16.8</span> | <span style="border: 1px solid black; padding: 2px;">27.1</span> | <span style="border: 1px solid black; padding: 2px;">25.1</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | HOME TBRA:   | <span style="border: 1px solid black; padding: 2px;">32.0</span> |  |  |   |
| 3 Persons:                               | <span style="border: 1px solid black; padding: 2px;">18.5</span> | <span style="border: 1px solid black; padding: 2px;">33.9</span> | <span style="border: 1px solid black; padding: 2px;">18.7</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | Other:   | <span style="border: 1px solid black; padding: 2px;">6.1</span>  |  |  |   |
| 4 Persons:                               | <span style="border: 1px solid black; padding: 2px;">8.1</span>  | <span style="border: 1px solid black; padding: 2px;">16.9</span> | <span style="border: 1px solid black; padding: 2px;">13.9</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | No Assistance:   | <span style="border: 1px solid black; padding: 2px;">41.4</span> |  |  |   |
| 5 Persons:                               | <span style="border: 1px solid black; padding: 2px;">5.4</span>  | <span style="border: 1px solid black; padding: 2px;">5.1</span>  | <span style="border: 1px solid black; padding: 2px;">2.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |  |  |  |  |   |
| 6 Persons:                               | <span style="border: 1px solid black; padding: 2px;">1.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |  |  |  |  |   |
| 7 Persons:                               | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.8</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   |  |  |  |  |   |
| 8 or more Persons:                       | <span style="border: 1px solid black; padding: 2px;">0.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.8</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <b># of Section 504 Compliant Units / Completed Units Since 2001</b> |  |  | <span style="border: 1px solid black; padding: 2px;">183</span>  |   |

\* The State average includes all local and the State PJs within that state

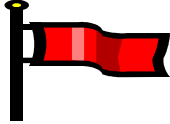
\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montgomery County State: OH Group Rank: 48  
 (Percentile)  
 State Rank: 17 / 22 PJs Overall Rank: 49  
 (Percentile)  
 Summary: 1 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS   | RED FLAG  |
|-------------------------------------|---|------------|--------------|---|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 76.20%   | <b>86.35</b> |   |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 50.90%   | <b>88.04</b> |   |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | <b>76.29</b> |   |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 90.88%   | <b>90.27</b> |  |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 2.550    | <b>0.78</b>  |   |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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